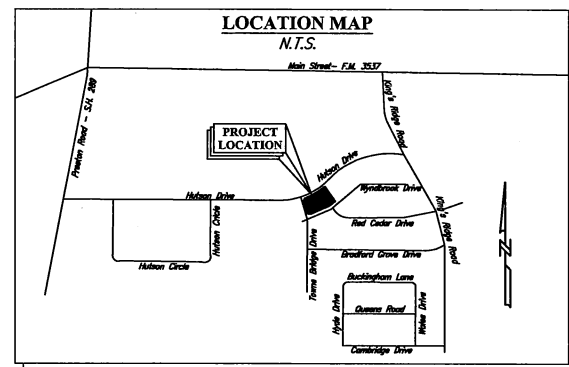
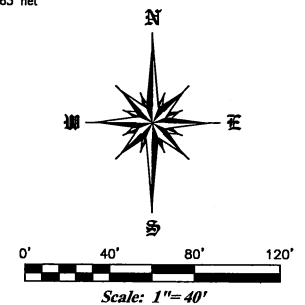


# PROPERTY DESCRIPTION

Tract 1:  
SITUATED in the State of Texas, County of Collin, and City of Frisco, being part of the George McNeil Survey, Abstract No. 608, being part of a 0.784 acre tract described in a Special Warranty Deed to Rolater Road Homeowner's Associate, Inc. as recorded under County Clerk No. 20081110001316830 of the Collin County Land Records with said premises being more particularly described as follows:  
COMMENCING at Roome 1/2" capped iron rod set in the northwest right-of-way line of Wyndbrook Drive (60' R.O.W.) marking the southwest corner of Lot 6, Block L of Meadows of Preston Phase II, an addition to the City of Frisco as recorded in Volume 0, Page 206 of the Collin County Map Records and being the southeast corner of the aforementioned 0.784 acre tract;  
THENCE with the northwest right-of-way line of Wyndbrook Drive and southeast line of said 0.784 acre tract as follows:  
South 48°00'49" West, 31.38 feet to a 1/2" iron rod set marking the beginning of a curve to the right; Southwesterly along said curve to the right having a central angle of 02°03'56" with a radius of 821.50 feet, for an arc distance of 29.62 feet (chord = South 49°02'47" West, 29.62 feet) to a Roome 1/2" capped iron rod set marking the POINT OF BEGINNING and the most easterly corner of the herein described premises;  
THENCE continuing with the northwest right-of-way line of Wyndbrook Drive and southeast line of said 0.784 acre tract as follows:  
Southwesterly along said curve to the right having a central angle of 20°41'32" with a radius of 821.50 feet, for an arc distance of 298.88 feet (chord = South 60°25'31" West, 295.07 feet) to a Roome 1/2" capped iron rod set marking the southeast corner of a corner clip at a southwest corner of 0.784 acre tract and the intersection of the northwest right-of-way line of Wyndbrook Drive with the easterly right-of-way line of Towne Bridge Drive (50' R.O.W.);  
THENCE with said corner clip, right-of-way and the southwest line of said 0.784 acre tract, North 62°50'17" West, 13.89 feet to a Roome 1/2" capped iron rod set marking the most westerly southwest corner of said 0.784 acre tract and being in the easterly right-of-way line of said Towne Bridge Drive;  
THENCE with the east right-of-way line of Towne Bridge Drive and the most westerly line of said 0.784 acre tract, North 16°47'05" West, 102.05 feet to a point marking the beginning of a corner clip and the most westerly northwest cplotcorner of said 0.784 acre tract;  
THENCE with said corner along the northwest line of said 0.784 acre tract, North 26°40'02" East, 35.56 feet to a Roome 1/2" capped iron rod set marking a northwest corner of said 0.784 acre tract and being in a south line of a 46.2832 acre tract as recorded in Volume 4560, Page 2248 of the Collin County Land Records;  
THENCE with a north line of said 0.784 acre tract and a south line of said 46.2832 acre tract, North 89°57'49" East, 210.80 feet to a Roome 1/2" capped iron rod set marking an interior corner of said 0.784 acre tract and the most southerly southeast corner of said 46.2832 acre tract;  
THENCE with a west line of said 0.784 acre tract and an east line of said 46.2832 acre tract, North 00°21'33" West, 89.98 feet to a Roome 1/2" capped iron rod set marking the most northerly northwest corner of said premises;  
THENCE with a northeast line of said premises, South 41°59'11" East, 108.02 feet to the point of beginning and containing 26,161 square feet or 0.601 acre of land of which 674 square feet is dedicated for right-of-way for screening and landscaping purposes only to be maintained by homeowners association, leaving 25,487 net square feet or 0.585 net acre of land.

Tract 2:  
SITUATED in the State of Texas, County of Collin, and City of Frisco, being part of the George McNeil Survey, Abstract No. 608, being part of a 0.784 acre tract described in a Special Warranty Deed to Rolater Road Homeowner's Associate, Inc. as recorded under County Clerk No. 20081110001316830 of the Collin County Land Records with said premises being more particularly described as follows:  
BEGINNING at Roome 1/2" capped iron rod set in the northwest right-of-way line of Wyndbrook Drive (60' R.O.W.) marking the southwest corner of Lot 6, Block L of Meadows of Preston Phase II, an addition to the City of Frisco as recorded in Volume 0, Page 206 of the Collin County Map Records and being the southeast corner of the aforementioned 0.784 acre tract;  
THENCE with the northwest right-of-way line of Wyndbrook Drive and southeast line of said 0.784 acre tract as follows:  
South 48°00'49" West, 31.38 feet to a 1/2" iron rod set marking the beginning of a curve to the right; Southwesterly along said curve to the right having a central angle of 02°03'56" with a radius of 821.50 feet, for an arc distance of 29.62 feet (chord = South 49°02'47" West, 29.62 feet) to a Roome 1/2" capped iron rod set marking the southwest corner of the herein described premises;  
THENCE with the southwest line of said premises, North 41°59'11" West, 108.02 feet to a Roome 1/2" capped iron rod set marking a southwest corner of said premises in a west line of said 0.784 acre tract and an east line of a 46.2832 acre tract as recorded in Volume 4560, Page 2248 of the Collin County Land Records;  
THENCE with a west line of said 0.784 acre tract and an east line of said 46.2832 acre tract, North 00°21'33" West, 38.05 feet to a Roome 1/2" capped iron rod set marking the most northerly northwest corner of said 0.784 acre tract;  
THENCE with a north line of said 0.784 acre tract, North 48°00'49" East, 35.71 feet to an "X" set in a concrete walk marking the northeast corner of said 0.784 acre tract;  
THENCE with the east line of said 0.784 acre tract and the west line of Lot 6, Block L of said addition, South 41°59'11" East, passing the northwest corner of said Lot 6 at 20.00 feet and continuing for a total distance of 137.00 feet to the point of beginning and containing 7,991 square feet or 0.183 acre of land of which 892 square feet is dedicated for right-of-way for screening and landscaping purposes only to be maintained by homeowners association, leaving 7,099 net square feet or 0.163 net acre of land.



| CURVE | DELTA ANGLE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C1    | 22°45'29"   | 821.50' | 328.30'    | S 59°23'33" W | 324.16'      |
| C2    | 02°03'56"   | 821.50' | 29.62'     | S 49°02'47" W | 29.62'       |
| C3    | 20°41'32"   | 821.50' | 298.68'    | S 60°25'31" W | 295.07'      |
| C4    | 05°31'20"   | 704.50' | 67.90'     | S 68°01'02" W | 67.88'       |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 26°40'02" E | 35.56'   |
| L2   | N 16°47'05" W | 102.05'  |
| L3   | N 62°50'17" W | 13.89'   |
| L4   | S 48°00'49" W | 31.38'   |
| L5   | S 41°59'11" E | 137.00'  |
| L6   | N 48°00'49" E | 35.71'   |
| L7   | N 00°21'33" W | 141.02'  |
| L8   | N 89°38'27" E | 209.43'  |
| L9   | S 47°39'39" W | 28.68'   |
| L10  | N00°21'33" W  | 11.30'   |
| L11  | N00°21'33" W  | 26.75'   |
| L12  | N48°00'56" E  | 53.48'   |
| L13  | S41°59'11" E  | 117.00'  |
| L14  | N26°40'02" E  | 7.16'    |
| L15  | N26°40'02" E  | 28.40'   |
| L16  | N89°57'49" E  | 50.20'   |
| L17  | S41°59'11" E  | 108.02'  |

|          |                            |
|----------|----------------------------|
| RCIRS    | Roome 1/2" Capped Iron Set |
| C.C.M.R. | Collin County Map Records  |
| C.C.     | County Clerk               |
| ---      | Existing Zoning Boundary   |
| ---      | Requested Zoning Boundary  |

Note: Contours taken from NTCOG Aerial.  
No Floodplain exists on this Site  
Proposed Rezoning Tract 1: Multi-Family-1 to Single Family-5  
Proposed Rezoning Tract 2: Planned Development-9-Multi-Family-2 to Single Family-5

**Exhibit A: for Z09-0006**  
**Meadows of Preston Phase II**  
**Tract 1 & Tract 2, Block L**  
being a 0.784 acre tract  
as recorded under CC# 20081110001216830  
of the Collin County Land Records  
George McNeil Survey, Abstract No. 608  
City of Frisco, Collin County, Texas  
December 23, 2009

Owner/Applicant:  
Rolater Road Homeowner's Associate, Inc.  
8360 LBJ Fwy, Suite 300  
Dallas, Texas 75243  
Attn: Evan Mulligan

Surveyor:  
Roome Land Surveying, Inc.  
2000 G Avenue, Suite 810  
Plano, TX 75074  
Attn: Fred Bemenderfer

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**Roome Land Surveying, Inc.**  
2000 Avenue G, Suite 810  
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Phone (972) 423-4372 / Fax (972) 423-7523  
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Latest Revision: 1/4/2010